

**VILLAGE OF COLD SPRING PLANNING BOARD**  
**85 MAIN STREET, COLD SPRING, NEW YORK 10516**  
**Workshop meeting**

*October 14, 2009*

**Present:** Chairman: Joseph Barbaro; **Members:** Joseph Immorlica, Placito Sgro & Arne Saari  
**Member absent:** Karen Doyle

**Atlas LLC., 144 Main St.**

The applicant presented the Board with a letter from the Cold Spring Fire Co. and Mr. Robert McCaffrey stating that they are for the portico. Mr. Howard Broad stating at the public hearing that he is in favor of the portico. The Chairman requested a copy of the September minutes from HDRB to be put in the Planning Board file. The applicant stated Mr. Howard Broad informed them that he will not let the applicant have access from their property to his property. There was a short discussion regarding access to neighbor's property to exit 144 Main St. **P. Sgro** stated he believes in case of a fire, you have to exit out of a building but that does not necessarily mean you have to leave the property. **P. Sgro** suggested having a letter from fire inspector regarding exiting the property from the back. The applicant presented a copy of the HDRB Certificate of Appropriateness, building application and denial, lease agreement for a 5-year lease agreement for parking spaces. **J. Immorlica** stated the board and business must push the Board of Trustees to eliminate the parking requirement on Main St.

The applicant noted a survey was just done last week, which included the sale of the stoop from the Village. A letter from Mr. Stephen Tomann, Attorney, acknowledging the sale of the stoop was reviewed.

**A. Saari** asked where the storm water goes. **J. Immorlica** and **P. Sgro** noted there is a dry well in the back. In the front the drain goes down the street.

**P. Sgro** noted that the measurement regarding the length and width of the property is not noted on the site plan.

**The following items are required before the public hearing:**

- Letter from Fire Co. regarding egress
- Square footage of interior for purpose of parking.
- Letter stating that the purchase of the stoop is completed
- Footprint of the property.

Moved to adjourn the meeting and seconded the motion. The meeting was adjourned about 9:00 pm.

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Joseph Barbaro, Planning Board Chairman

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Date